

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260179
Address:	Westwood Cottage, Sheerlands Road, Arborfield, Wokingham, RG40 4QX		
Proposal:	Application for Listed Building consent for the proposed renovation works including minor adjustments to internal layout, new electrics and heating, repair of windows and front door, replacement staircase along with internal and external redecoration.		
Heritage Assets:	Westwood Cottage – Grade II listed building since 1986 Setting of: Westwood Farmhouse – Grade II listed building since 1986 Granary at Westwood Farm – Grade II listed building since 1986 Listed buildings along with conservation areas are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes		

Summary Of Recommendations

No objection, subject to conditions

Comments On Proposal

The application proposed alterations and repairs to Westwood Cottage, a Grade II listed building located to the south of the old Arborfield Garrison and to the east of Farley Hill.

Following the submission of amended drawings P10 LBC Rev C (proposed ground floor plan) and E02 LBC Rev B (existing site plan), of which have taken into consideration previous Built Heritage commentary, namely the retention of the timbered former external wall and omission of the entrance gates, no further concerns are raised to the application.

If minded to approve, the following conditions are advised to be attached to the grant of listed building consent:

Conditions

Notwithstanding, and in addition to, the information shown on the approved drawings, no relevant works shall commence on site until full working details of all windows and doors and related joinery, hereby approved, have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing elements, glazing, glazing units, glazing bars, and methods of opening. Drawings shall be at a minimum scale of 1:10 and with details at 1:5 and 1:1 as appropriate. The works shall then proceed in strict accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, and profile unless specifically approved otherwise.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan Policy TB24.

Date:	06/03/2026	Signed:	Roderick McDonald Built Heritage Officer
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